



## Listowel, Kerry

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This very impressive investment opportunity is located along Upper William Street, Listowel. The end of terrace corner property comprises of a ground floor lock-up office suite extending to approximately 85 sqm with 3 offices, toilet facilities etc. On the ground floor there is a self-contained 2 bedroom apartment with an additional 2 (2 bedroom) self-contained units and a lock-up storage unit. To the rear of the main building there is a ground floor office suite with a commercial/office space overhead. There is a private enclosed yard with vehicle access onto the rear laneway. The property offers great potential and viewing is highly advised - Dillon Prendiville 068-21739 Accommodation Entrance Hall 1.8m x 7.0m With staircase to upper levels and access to ground floor apartment. Ground Floor Apartment No. 1 Hall (2.0m X 2.6m).Shower (1.5m X 2.6m)Bedroom 1 (2.6m X 3.0m)Bedroom 2 ( 2.8m X 2.4m)Kitchen/Dining/Living (3.4m X 4.0m)Commercial Unit Open Plan Reception Area (7.0m X 5.0m) WC Wheelchair (3.0m X 2.1m)Waiting Room (3.0m X 2.1m)Office (4.0m X 3.3m)Office (3.7m X 4.12m)Kitchenette (2.36m X 3.2m) First Floor Apartment No. 2 (Front) Entrance Hall (1.5m X 2.0m)Shower Room (2.3m X 2.2m)Kitchen/Dining/Living (3.8m X 3.1m)Bedroom 1 (3.2m X 3.6m)Bedroom 2 (2.6m X 2.6m)Apartment 3 (Back) Entrance Hall (2.7m X 1.0m)Shower Room (2.1m X 2.2m)Bedroom 1 (2.8m X 2.3m)Bedroom 2 (3.1m X 3.6m)Kitchen/Dining/Living (3.4m X 4.3m) Second Floor Unit No.4 (Front) Currently used as storage space.Entrance Hall Shower Room (2.3m X 2.2m)Kitchen/Dining/Living (3.8m X 3.1m)Bedroom 1 (3.2m X 3.6m)Bedroom 2 (2.6m X 2.6m) Apartment No. 5 (Back) Entrance Hall (2.7m X 1.0m)Shower Room (2.1m X 2.2m)Bedroom 1 (2.8m X 2.3m)Bedroom 2 (3.1m X 3.6m)Kitchen/Dining/Living (3.4m X 4.3m) Unit 1A (Ground Floor)Ground Floor/Rear Laneway Unit - office/admin and storage space (16.0m x 5.16m)Communal stairwell, play area and domestic storage (6.39m x 5.16m) Unit 1B (First Floor) Commercial/office (7.7m X 5.23m).Ladies & Gents (5.04m X 5.0m) Features- Town centre investment property.- Ground floor office suite.- 4 X (2 Bedroom) self-contained units. - 1 Lock-up storage space- External ground floor office suite with first floor commercial/office space.- Enclosed yard. BER Details Office Suite: BER: D1 BER No. 800543308 Energy Performance Indicator: 579.54 kWh/m<sup>2</sup>/yr Apartment 13B: BER: D2 BER No. 106969827 Energy Performance Indicator: 283.88 kWh/m<sup>2</sup>/yr Viewing Viewing strictly by appointment only - Dillon Prendiville 068-2139

### BASE INFORMATION:

Bed	: 10
Bath	: 8